

Remove pavement in the front yard that potentially allows additional parking in the front yard and return that area to landscaping, subject to approval by the Single Family Design Board.

This motion carried by the following vote:

Ayes: 5 Noes: 2 (Jostes, Larson) Abstain: 0 Absent: 0

Chair Myers announced the ten calendar day appeal period.

IV. NEW ITEM:

ACTUAL TIME: 2:23 P.M.

APPLICATION OF BRIAN NELSON ARCHITECT/AGENT FOR MILPAS STREET PARTNERS, 319 N. MILPAS STREET, 031-363-035, C-2/M-1, COMMERCIAL/LIGHT MANUFACTURING, ZONES, GENERAL PLAN DESIGNATION: INDUSTRIAL (MST2006-00076)

The proposed project is for a single lot subdivision to convert an existing 5,323 square foot, two story mixed use building into three condominiums. The ground floor commercial portion of the building, which is currently occupied by a medical office, would be one unit. On the second floor are two residential units and each would become a condominium unit. No construction is proposed with this project.

The project site is partially zoned commercial (C-2) and manufacturing (M-1). As part of the project, a rezone is proposed. The new zoning designation would be commercial (C-2), consistent with a residential and medical office usage.

Parking for the project would be provided by an existing 14 space parking lot, which is located partially on the subject lot and on the adjacent lot to the south. A warehouse located on the adjacent lot (317 N Milpas) shares the use of the parking lot. Four of the parking spaces on the subject lot would be dedicated to the residential units. Access to the site is provided by a 12-foot-wide driveway, located adjacent to the northern property line.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units and (1) commercial condominium (SBMC 27.07 and 27.13);
2. A Condominium Conversion Permit to convert two (2) existing residential units to two (2) condominium units (SBMC 28.88); and
3. Recommendation to City Council to rezone the M-1 portion of the property to C-2 (SBMC 28.92).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

Case Planner: Peter Lawson, Associate Planner
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Peter Lawson, Associate Planner, gave the Staff presentation.

Staff answered Planning Commission's questions about the history behind the uncovered parking; and clarification of parking zoning issues.

Brian Nelson, Project Architect, gave the applicant presentation.

Staff answered the Planning Commission's questions about any Best Management Practices that could be added to the existing drainage condition; and the existing streetlight presence for the area.

Chair Myers opened the public hearing at 2:38 P.M., and with no one wishing to speak, closed the hearing.

The consensus of Commissioners were in support of the project but were disappointed in losing rental housing.

MOTION: White/Jostes

Assigned Resolution No. 003-08

Approve the project making the findings in the Staff Report for the Tentative Subdivision Map, the Condominium Conversion Permit, and Rezone subject to the Conditions of Approval in Exhibit A and with added conditions: 1) Change Condition 7.b. to designate one parking space per condominium; 2) Add condition C.1. that the Architectural Board of Review (ABR) review improvements to the drainage such as providing a bioswale or treewells, if feasible; and that ABR review any additional landscaping that can be provided in the parking area; and 4) Revise condition F.6. that Public Works shall review the public streetlight within the vicinity of 319 Milpas to determine if it is consistent with the Milpas street light standards and if not, it shall be replaced.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

Chair Myers announced the ten calendar day appeal period.

V. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

1. Commissioner Bartlett reported on attending the Architectural Board of Review meeting. The Airline Terminal Project received preliminary approval with added conditions.